

**ZB# 72-21**

**Automotive Brake/  
Lorenzen**

**4-2-3.2**

P.H. Schedule

Nov. 20th, 27th

8:15 p.m.

Call from Ed.

File

22-21 Automotive Snake - Lorraine

# GENERAL RECEIPT

Town of New Windsor, N. Y.

1219

Feb. 26, 1973

Received of Zoning Board \$ 25.00  
Twenty five and 00/100 Dollars

For Variance for Automotive Brake # 21-1972  
Lorenzen

## DISTRIBUTION

FUND	CODE	AMOUNT

Town Clerk  
 TITLE

BY D. O. Finley Deputy

File No. 525

**PUBLIC NOTICE OF HEARING  
BEFORE  
THE ZONING BOARD OF APPEALS**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33 of the Zoning Ordinance on the following proposition:

Appeal No. 21.  
Request of Robert E. and Betty J. Lorenzen and Charles G. & Ethel R. Smith for a Variance of the regulations of the Zoning Ordinance to permit construction of automotive parts business building being a Variance of Article II, Section 48-12, for property owned by them, situated as follows: On the easterly side of Temple Hill Road in proximity with the intersection of Temple Hill Road and Union Avenue, in the Town of New Windsor, Orange County, New York.

SAID HEARING will take place on the 27th day of November 1972 at the New Windsor Town Hall, 55 Union Avenue, New Windsor, N.Y., beginning at 8.15 o'clock P.M.

FRED WYGANT  
Chairman  
By Patricia Delio  
Secretary

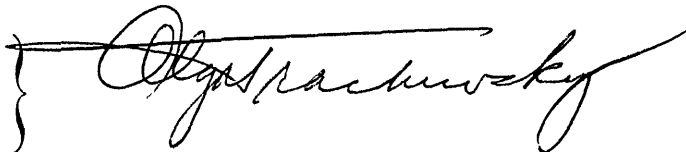
**State of New York  
County of Orange, ss:**

Olga Trachewsky , being duly sworn deposes and says that <sup>she</sup> ~~he~~ is ..... Principal Clerk ..... of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published .. .....

One Time

.....  
in said newspaper, commencing on the ..... 17th ..... day of  
November ..... A.D., 19 72 , and ending on  
the ..... 17th ..... day of ..... November ..... A.D., 19 72

Subscribed and sworn to before me this  
..... 17th ..... day of ..... November 19 72 .....



Robert J. Walter

.....  
**Notary Public of the State of New York, County of Orange.**  
**MY COMMISSION EXPIRES MARCH 30, 1974**

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 72-21

Date: November 10, 1972

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

K (We) ROBERT E. & BETTY J. LORENZEN of 31 Walnut Street, New Windsor, New  
(Street & Number) York, 12550  
and CHARLES G. & ETHEL R. SMITH, c/o D. Clinton Dominick, III  
100 Third Street, Newburgh, HEREBY MAKE  
(State) New York, 12550

APPLICATION FOR A VARIANCE:

- A. Location of the Property Lands of Charles G. and Ethel Smith located on the  
easterly side of Temple Hill Road, New Windsor, New  
York, Lot 3.2, Bkck No. 2., Section 4  
(Street & Number) (Zone)
- B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Article III, Section 48-12A
- C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:
1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: At present there have been no other structures erected in this same zone. However, such uses as automobive service stations are specifically permitted and such stations would sell automotive parts at retail and in the course of doing so would undoubtedly generate far more traffic in the area than would be involved in the small accessory retail operation contemplated by Automotive Brake.
  2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: This parcel is bounded on one side by a GB district and is opposite a GI district. When the remainder of the OLI district is developed, it will undoubtedly follow the pattern of present use in the general area. To prevent casual retail sales related to the wholesale operation of Automotive Brake, owned by applicants Mr. and Mrs. Lorenzen, would be an unreasonable deprivation of potential use of this parcel.
  3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: Automotive Brake has operated at 31 Walnut Street in New Windsor for many years. Its success in increasing its business in those years makes it necessary for it to double its building space which it wishes to do within New Windsor. While its sales are usually made by delivering to garages and shops within a radius of several miles, it is necessary to accomodate a few individuals by selling parts at retail when they call at its place of business.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: The present business has a history of quiet and orderly operation on Walnut Street in New Windsor. No substantial change from that type of operation is intended and there should be absolutely no detrimental effect on the Temple Hill Road area by reason of this essentially wholesale business locating there.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: Other businesses, such as automotive service stations, which will probably be built when this zone is further developed, will undoubtedly be compatible with applicants' business in view of present trends in the area.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

The property will be utilized for the construction of a steel frame building (approximately 150' x 150' x 150' x 27') wherein a pre-dominantly wholesale automotive parts business will be conducted.

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.
- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.
- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Sworn to on this 13<sup>TH</sup> day of November, 1972.

D. Clinton Dominick III  
(Notary Public)  
D. CLINTON DOMINICK III  
NOTARY PUBLIC, STATE OF NEW YORK  
Residing in Orange County  
Commission expires March 30, 1974.

Charles F. Smith  
Robert R. Smith

c/o D. Clinton Dominick, III, 100 Third Street, Newburgh, New York 12550  
Address  
562-0878  
Telephone

Forge Hill Road  
New Windsor, N. Y.  
January 19, 1973

Daniel J. Bloom, Esq.  
P. O. Box 477  
Vails Gate, N. Y. 12584

RE: Application for Variance No. 72-21  
Automotive Brake (Lorenzen)

Dear Dan:

Please be advised that at the January 15th  
meeting of the Zoning Board of Appeals, the members of  
the Board voted to grant the above variances to Mr. and  
Mr. Lorenzen.

Very truly yours,

FRED WYGANT,  
Chairman

/pd

cc: Howard Collett, Building Inspector  
Town of New Windsor  
555 Union Avenue  
New Windsor, N. Y. 12550

DANIEL J BLOOM & PETER E. BLOOM

*Attorney at Law*

POST OFFICE BOX 477 *Vault Gate, New York 12584* TELEPHONE 561-6920

January 11, 1973

Mr. Fred Wygant  
Town of New Windsor  
Board of Appeals  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12550

Re: Use and area variances -  
Lorenzen and Smith  
County Road 59  
Our File No. 525  
Dept. of Planning, County of Orange  
File No. 72-357-M

Dear Mr. Wygant:

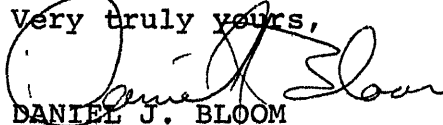
I am in receipt of correspondence dated January 9, 1973 from the Department of Planning, County of Orange setting forth their position with respect to the above-referenced matter.

It appears to me from the referred-to correspondence that while the County Planning Board would prefer to see a more elaborate and all-encompassing proposed site plan submitted on behalf of the sellers, it has no objection to the granting of the use and area variances requested by Mr. Lorenzen and by Mr. Smith in their joint application to the Zoning Board of Appeals of the Town of New Windsor, dated November 8, 1972.

Accordingly, may I request that you kindly discuss this matter with the Board at your early convenience and advise as to the Town Board's position in the matter, bearing in mind that the petitioners would be disposed to submit a new site plan conforming to any suggestions which may emanate from your office.

Thank you for your cooperation in this matter.

Very truly yours,

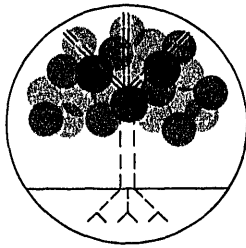
  
DANIEL J. BLOOM

DJB:bm  
cc: D. Clinton Dominick III, Esq.  
Thomas P. Callahan, Esq.



# Department of Planning

Peter Garrison, A I P , Commissioner  
Edwin J Garling, A I P , Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V Mills, County Executive

January 9, 1973

Mr. Fred Wygant, Chairman, c/o  
Mrs. Patricia Delio, Secretary  
Zoning Board of Appeals  
Town of New Windsor  
7 Franklin Avenue  
New Windsor, New York 12550

RE: Use and area variances -  
Lorenzen and Smith  
County Road 59  
Our File No. 72-357-M

Dear Mr. Wygant:

Our office has received copies of the above applications pending before your Board. In accordance with the provisions of Sections 239 L and M of the General Municipal Law, we have made our review. Our comments are as follows:

1. At the present time, the property is situated in an OLI District which permits a variety of office and light industrial uses. On the basis of a site inspection of the present operation at Walnut Street, the type of use would not be out of place in the OLI District, although not specifically indicated in the Ordinance at present. To a certain degree, the proposal is an extension of the Windsor Industrial Park on the opposite side of the County road.
2. In our opinion, there are no unique conditions, circumstances, or hardship to justify the granting of a variance. The applicants can reasonably use the land in a number of ways as currently provided for in the Ordinance. However, in view of our current efforts in the Town, the use on the property would not be an inconsistent one and would not be a detriment to the area. (Your Board should not, in spite of our willingness to go along with the request, overlook the legal basis for considering and approving variances).

LAW OFFICES

*Daniel J. Bloom*  
*Peter E. Bloom*

ROUTE 94 POST OFFICE BOX 477  
VAILS GATE, NEW YORK 12584

December 12, 1972

TELEPHONE (914) 561-6920

Mrs. Patricia Delio  
7 Franklin Avenue  
New Windsor, New York 12550

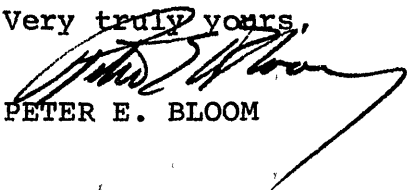
Re: Robert E. and Betty J. Lorenzen

Dear Pat:

Enclosed please find proof of publication per the  
Application for Variance which we have submitted to the  
Town on behalf of our above-named clients.

Thank you.

Very truly yours,

  
PETER E. BLOOM

PEB:bm  
Enc.

3. The Smith property totals about 38 acres. Should the Smiths continue to sell off separate parcels of land, quite a number of curb cuts and access points will develop along this busy roadway. We strongly urge that the entire land be developed as an industrial park with access to the tract opposite Hempstead Road. The Smiths' engineer should work out a scheme which would accommodate this proposal (and others) into a single, unified, planned package including the provisions for drainage and sewage disposal systems, while avoiding a piecemeal, totally unrelated series of subdivisions and uses. The future Temple Hill Reservoir should also mandate this type of arrangement.

4. The plan should show the provisions made for truck delivery services. A separate aisle, void of possible interference from vehicles along the side, should be considered.

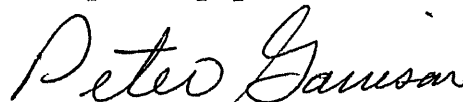
5. The plan should indicate the segment of the building to be used for retail-commercial purposes.

6. The plan is void of plantings, landscaping, etc. These elements should be a part of the site plan.

7. The location of lights and the type of signs to be erected should be shown.

As far as both variances are concerned, we have no objections to the proposal. Should your Board approve both requests, the matter should then be submitted to the Planning Board, us, and the County Department of Public Works for review and approval. We trust that the above items #3 through #7, particularly item #3, will not be overlooked and contained on a revised site Plan.

Very truly yours,



Peter Garrison  
Commissioner of Planning

Reviewed by:

Joel Shaw  
Senior Planner

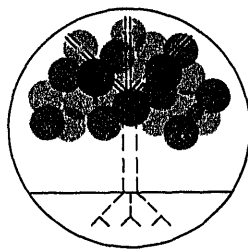
JS/bd

cc: J. Tallarico, D. Lisack, D. Bloom, D. C. Dominick  
Eustance & Horowitz

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner

(Our File No. 72-357-M)



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

December 22, 1972

Mrs. Patricia Delio, Secretary  
Town of New Windsor Zoning Board of Appeals  
7 Franklin Avenue  
New Windsor, New York 12550

Re: Use and Area Variances - Lorenzen and Smith  
County Road 59

Dear Mrs. Delio:

We are in receipt of the above applications. However, in order for us to complete our review, it would be extremely helpful if we could obtain a copy of the site plan showing the building, access, and other uses (if any).

Upon receipt of this information, we will submit our comments to the Zoning Board.

Very truly yours,

Joel Shaw  
Senior Planner

JS:mj

cc: Daniel Bloom, Esq.  
Daniel Lisack, OCDPW

FRED COLIN  
REAL ESTATE

500 OLD COUNTRY ROAD  
GARDEN CITY, N Y. 11530

November 22, 1972

New Windsor Zoning Board of Appeals  
555 Union Avenue  
New Windsor, New York

Dear Sir:

Enclosed please find a photostatic copy of a notice that I received concerning an application before your Board on November 27, 1972 calendar. I am the owner of the Texaco filling station at the intersection of Temple Hill Road and Union Avenue.

I spoke with Mr. Bloom by phone, who is the attorney representing the applicants. I said to him, and I wanted to convey my thoughts to your Board inasmuch as I live on Long Island which is quite some distance from New Windsor, that I have no objection to the applicants' request for a change of zone providing that the setback from any street in the general industrial zone is equal to or greater than the setback in an OLI light industry zone. The value of my gasoline filling station now and in the future would be greatly diminished if nearby buildings would be set back from the street line a lesser distance than the distance of the gasoline filling station building and its abutting streets.

Thank you for the opportunity of presenting my view.

Very truly yours,



FRED COLIN

FC:mac  
Enclosure

LAW OFFICES

*Daniel J. Bloom*  
*Peter E. Bloom*

November 16, 1972

ROUTE 94 POST OFFICE BOX 477  
VAILS GATE, NEW YORK 12584

TELEPHONE (914) 561-6920

Fred Colin and Morris Sudack  
Trustees for Simon Colin  
c/o Fred Colin  
500 Old Country Road  
Garden City, New York

RE: Robert E. & Betty J. Lorenzen and  
Charles G. & Ethel R. Smith  
Property located on easterly side of Temply Hill  
Road, New Windsor, New York  
Lot 3.2, Block 2, Section 4

Dear Sirs:

Please be advised that the above referenced individuals will make formal application to the New Windsor Zoning Board of Appeals on November 27, 1972, at 8:15 p.m. at the Town Hall, 555 Union Avenue, New Windsor, New York for a change of zoning (variance) from the present classification of the subject premises as OLI (office light industry) to GI (general industrial).

I wish you would feel free to present yourselves at the above-referenced time and place should you wish to express your opposition or suggestions concerning the instant application.

Very truly yours,

  
DANIEL J. BLOOM

DJB/cae

7 Franklin Ave.  
New Windsor, N. Y.  
November 17, 1972

Joseph C. Tallarico, Chairman  
New Windsor Planning Bd.  
555 Union Avenue  
New Windsor, N. Y. 12550

RE: APPLICATIONS OF FOODMAKER, INC. and  
AUTOMOTIVE BRAKE

Dear Mr. Tallarico:

The following public hearings are scheduled  
for the evening of Monday, November 27th:

8 p.m. - Foodmaker, Inc. (Jack-in-the-Box)  
Application for a sign variance

8:15 p.m. - Automotive Brake - Robert  
Lorenzen - Use variance

The pertinent applications and public hearing  
notices are enclosed for your information.

Yours truly,

PATRICIA DELIO, Secretary

/pd  
Encs.

cc: Howard Collett, Bldg. Inspector  
Theodore F. Marsden, Supervisor

LAW OFFICES

*Daniel J. Bloom*  
*Peter E. Bloom*

November 15, 1972

ROUTE 94 POST OFFICE BOX 477  
VAILS GATE, NEW YORK 12584

TELEPHONE (914) 561-6920

Mrs. Patricia Delio  
c/o Finkelstein, Mauriello, Kaplan & Levine, Esqs.  
184 Liberty Street  
Newburgh, New York 12550

RE: The Application of Robert E. and Betty J. Lorenzen  
Our File No. 525

Dear Pat:

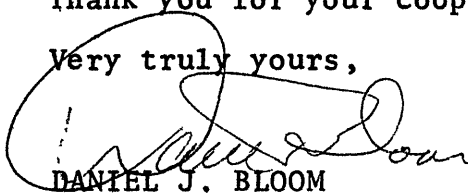
In accordance with our telephone conversation of this morning, I present herewith original proposed Notice of Public Hearing in the above matter.

May I request that you kindly make the necessary arrangements to have the enclosure published in time for the November 27, 1972, meeting.

I am, this day, forwarding under separate cover the applications and necessary filing fees to your home.

Thank you for your cooperation.

Very truly yours,



DANIEL J. BLOOM

DJB/cae  
Enclosure 1





OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

November 1, 1972

RE: Automotive Brake Property  
New Windsor, New York 12550

Dear Mr.

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$15.00. Please remit same to the Town Clerk, making the check payable to Town Clerk, Town of New Windsor.

Respectfully,

A handwritten signature in cursive script that reads "Ellsworth E. Weyant".

ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk  
enc.



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

RE: Automotive Brake Property

Chairman  
Ellsworth E Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

November 1, 1972

- ✓ Colin, Fred & Sudack, Morris ✓  
Trustees for Simon Colin  
C/O Fred Colin  
500 Old Country Road  
Garden City, New York
- ✓ Astone, Dorothy ✓  
615 Union Avenue  
New Windsor, New York 12550
- ✓ Kurts Cabinet Inc. ✓  
P.O. Box 216  
Vails Gate, New York 12584
- ✓ Clegg, John C. & Robert S. ✓  
4 Innis Avenue  
Newburgh, New York 12550
- ✓ Belcastro, Armand & Dorothy ✓  
192 Caesar's Lane  
New Windsor, New York 12550
- ✓ Fischer, Milton ✓  
1 Blooming Grove Turnpike  
New Windsor, New York 12550
- ✓ Smith, Charles G. & Ethel R. ✓  
Helmes Hill Road  
Washingtonville, New York 10992
- ✓ Dexion Realty Corp. ✓  
C/O Newburgh Savings Bank  
94 Broadway  
Newburgh, New York 12550
- ✓ Ellwhy Realty Corp. ✓  
78 Bridge Street  
Newburgh, New York 12550
- ✓ Crowley Milk Company, Inc. ✓  
145 Conklin Avenue  
Binghamton, New York 13902
- ✓ The Coca Cola Bottling Company of New York Inc.  
425 East 34th Street  
New York, New York

0



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Automotive Brake Property

1763

- ✓ Yanko, Leonard B. & Ludwig, Charles ✓  
78 Bridge Street  
Newburgh, New York 12550
- ✓ Sloan, Ethel A. ✓  
Temple Hill Road RD#2  
New Windsor, New York 12550
- ✓ Porath, Harold A. & Vera ✓  
31 Clarkview Road  
New Windsor, New York 12550
- ✓ Wilson, Elewood L. & Florence D. ✓  
C/O Herring  
590 Union Avenue  
New Windsor, New York 12550
- ✓ Herring, Zebedee C. & Betty L. ✓  
590 Union Avenue  
New Windsor, New York 12550
- ✓ Copolla, Carmine J. & Dorothy L. ✓  
23 Union Avenue RD#2  
New Windsor, New York 12550
- ✓ Metzler, Edward & Joanne A. ✓  
32 Clarkview Road  
New Windsor, New York 12550
- ✓ Infante, Madeline ✓  
602 Union Avenue  
New Windsor, New York 12550

Respectfully submitted,

ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

LAW OFFICES

*Daniel J. Bloom*  
*Peter E. Bloom*

November 15, 1972

ROUTE 94 POST OFFICE BOX 477  
VAILS GATE, NEW YORK 12584

TELEPHONE (914) 561-6920

Mrs. Patricia Delio, Secretary  
New Windsor Zoning Board of Appeals  
7 Franklin Avenue  
New Windsor, New York 12550

RE: Application of Robert E. and Betty J. Lorenzen  
(72-21)  
Our File No. 525

Dear Pat:

I enclose herewith the following items on behalf of  
Mr. and Mrs. Lorenzen (above captioned):

1. Original plus two executed copies of proposed Application for Variance.
2. Copy of Notice of Meeting on November 27, 1972.
3. Our check No. 1153 payable to the order of the Town of New Windsor in the amount of \$25 to cover the filing fee.
4. Our check No. 1154 in the amount of \$25 payable to your order for services to be rendered at the meeting in connection with stenographic transcription.

I am, this day, sending a copy of the Application to the  
Orange County Planning Board.

Thank you for your continuing courtesy and cooperation  
in this matter.

Very truly yours,

  
DANIEL J. BLOOM

DJB/cae  
Enclosures 6



OFFICE OF THE BUILDING & ZONING INSPECTOR  
TOWN OF NEW WINDSOR

Howard R. Collett  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

October 5, 1972

Lemon & Callahan  
Attorneys-At-Law  
257 Main Street  
P.O. Box 432  
Cornwall, New York 12518

Dear Mr. Callahan


Mr. Marsden has referred your letter of October 2 to this office for reply.

The parcel of land located on the east side of Temple Hill Road is zoned OLI. The nature of the business of Automotive Brake Company is sales. A variance to permit sales on this property would have to be granted by the Zoning Board of Appeals.

I refer to 48-11 B(6) G.B. District - Wholesale sales and incidental storage, provided all goods shall be stored in fully enclosed structures in conformance with bulk regulations for buildings. Also 48-9 B(2) L.B. District Retail Stores - Sales are not permitted in an OLI District.

Should you request a variance, please complete checked items on enclosed form and return to the Zoning Board of Appeals 555 Union Avenue New Windsor, New York 12550.

Very truly yours,

  
HOWARD R. COLLETT  
Building & Zoning Inspector  
Town of New Windsor

HRC/pk  
enc.

*corrected  
2/1/73  
Please re-sign*

LEMON & CALLAHAN  
ATTORNEYS-AT-LAW  
257 MAIN STREET  
P. O. BOX 432

(FORMER CORNWALL NATIONAL BANK BLDG)  
CORNWALL, N Y. 12518  
TEL. KELLOGG 4-2800

ELMER H. LEMON  
THOMAS P. CALLAHAN

October 2, 1972

Supervisor Theodore F. Marsden  
Town Hall  
New Windsor, New York 12550

Dear Mr. Marsden:

We represent Robert E. Lorenzen, owner of Automotive Brake Company, which is now located at 31 Walnut Street. They have found it necessary to expand their business and are negotiating for the purchase of a site on the east side of Temple Hill Road. I spoke with you on the telephone last week concerning this parcel, which is in an OLI district.

The nature of this business is the sale of automobile parts and most of their customers are repair shops in the area. In the future, they would expect to add to this type of business provision for direct sales to the public. The building they intend to erect would be largely for storage and for sale to repair shops with most deliveries to those shops being made by Automotive Brake vehicles. However, they would like to have a small room in the front of the building for direct sales to the public.

There is some question as to whether the foregoing type of business activity is allowable in an OLI district under present zoning regulations. I would appreciate your referring this letter to the appropriate Town authority in order that we may obtain a determination as to whether the intended use is permissible.

Very truly yours,

LEMON & CALLAHAN



By: Thomas P. Callahan

TPC:cs

TOWN OF NEW WINDSOR  
555 Union Avenue  
565-8808

DATE Oct 27, 1972

APPLICATION is hereby made for the following:

- Agenda \_\_\_\_\_ Service \_\_\_\_\_
- ✓ 1. Name Robert E & Betty J. Luenzger  
Address Rt 2 Box 305 Wallkill, N.Y.  
Telephone number 561-4066  
Are you the owner of the property? Yes
- ✓ 2. Briefly describe intention (or attach) and location of property:  
Wholesale & Retail Sales of Auto & Truck Parts

3. PLANNING BOARD

\_\_\_\_\_ Site Plan Preliminary Meeting  
\_\_\_\_\_ Subdivision Preliminary Meeting  
\_\_\_\_\_ Informational Meeting

AGENDA DATE \_\_\_\_\_

4. ZONING BOARD OF APPEALS

\_\_\_\_\_ Interpretation of Ordinance or Map  
✓ \_\_\_\_\_ Variance (Notify P/B - plans if necessary)  
\_\_\_\_\_ Informational meeting

AGENDA DATE \_\_\_\_\_

5. BUILDING PERMIT

\_\_\_\_\_ Planning Board action needed  
\_\_\_\_\_ Z.B.A. action needed  
\_\_\_\_\_ Site plan needed  
\_\_\_\_\_ Subdivision approval needed  
\_\_\_\_\_ Water, Sewer and Highway action needed

ACTION TAKEN:

✓ I do hereby affirm that all fees, permits and charges

APPLICATION is hereby made for the following:

- Agenda \_\_\_\_\_ Service \_\_\_\_\_
- ✓ 1. Name Robert E & Betty J. Luenzger  
Address Rt 2 Box 305 Wallkill, N.Y.  
Telephone number 561-4066  
Are you the owner of the property? Yes
- ✓ 2. Briefly describe intention (or attach) and location of property:  
Wholesale & Retail Sales of Auto & Truck Parts

3. PLANNING BOARD

\_\_\_\_\_ Site Plan Preliminary Meeting  
\_\_\_\_\_ Subdivision Preliminary Meeting  
\_\_\_\_\_ Informational Meeting

AGENDA DATE \_\_\_\_\_

4. ZONING BOARD OF APPEALS

\_\_\_\_\_ Interpretation of Ordinance or Map  
✓ \_\_\_\_\_ Variance (Notify P/B - plans if necessary)  
\_\_\_\_\_ Informational meeting

AGENDA DATE \_\_\_\_\_

5. BUILDING PERMIT

\_\_\_\_\_ Planning Board action needed  
\_\_\_\_\_ Z.B.A. action needed  
\_\_\_\_\_ Site plan needed  
\_\_\_\_\_ Subdivision approval needed  
\_\_\_\_\_ Water, Sewer and Highway action needed

ACTION TAKEN:

✓ I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: Robert E. Luenzger



TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. AUTOMOTIVE BRAKE

Date Nov 30, 1972

To ROBERT & BETTY LORENZEN

R.D. 2 Box 305 WALLKILL NY

PLEASE TAKE NOTICE that your application dated OCT 27, 1972

for permit to CONSTRUCTION OF BUILDING FOR WHOLESALE & RETAIL AUTO PARTS

at the premises located at EAST SIDE OF TEMPLE HILL ROAD

is returned herewith and disapproved on the following grounds:

RETAIL SALES NOT PERMITTED IN OFFICE & LIGHT  
INDUSTRY ZONE (OI)

Howard R. C...  
Building Inspector



